

POPPLETON HISTORIC STUDY

B-2485

MAG 1 #04248555 of

<u>Block</u>	<u>Lot</u>	<u>Address</u>
184	9-1	101-123 N. Carey Street

Approximate age

1800-1845

1845-1860

1865-1880

1880-1896

1896-on

(1850-1851)

Rating

Architectural

Condition

(A)	Significant-save	good	(fair)	poor	bad
B	Quality-Indiv./groups-save	good	fair	poor	bad
C	Important to street/groups	good	fair	poor	bad
D	Insignificant/detrimental	good	fair	poor	bad

Notable features:

Waverley Terrace (see attached Sun reports of 4 October 1850 and 20 September 1851).

This group should be immediately given protection under CHAP and National Register. They should be rehabilitated. The fronts should be restored and the second floor windows at the north end (117-123) replaced in their original size. The addition at the Fayette Street end of the terrace should be removed and the formstone from 103.

Waverley Terrace is one of Baltimore's finest domestic facades; it compares favorably with those in Brooklyn and New York.

Environmental context:

Facing Franklin Square. Only one sick street tree remains, plus two tiny replacements at the south end. Wide sidewalk needs redesign, paving and planting. Careful study should go into the reuse and design of lot 9, at number 101.



Sun, 4 Oct 1850

Franklin Square and its environs. Among the numerous improvements deserving of notice are the handsome residences in course of erection on Franklin Square and its vicinity, and which upon completion will render that part of Baltimore one of the most inviting localities for a residence. In addition to those heretofore mentioned, a large number of buildings are rapidly approaching completion, situated on the east side of the square, extending the entire length from Fayette to Lexington Streets. Of three, ten have a separate front of  $26\frac{1}{2}$  feet with a depth of lot of 150 feet. They are four stories in height, and combine the most desirable interior arrangements. The back buildings contain a variety of apartments for family comfort and convenience, and the yards both in front and rear of the main buildings are equally desirable. The fronts will all be uniform in appearance with iron railings and mastic work which is of fine drab color and very durable, whilst the exquisite neatness of the brick work comports with the exalted reputation of Baltimore bricklayers. On the north corner of the row is a splendid dwelling in course of completion, for Mr. William G. Thomas, fronting 50 feet on the square, with a commensurate depth, and developing all the fine arrangements of a first-class dwelling. On Fayette Street, west of the square, eight very handsome and commodious residences, each fronting 20 feet, three stories in height, with four story back buildings, are approaching completion. These houses will doubtless find good occupants as those have already done which are on the west side of the square.

These buildings, with one exception, are owned by Messrs. James and Samuel Canby, and are being erected by Mr. Charles Shipley, house carpenter. They were admirably designed by Messrs. Dixon and Wright, architects. In addition to these improvements, a large force is engaged in the opening, grading and paving of streets, amongst which is Fayette St., extending to Fulton St., and Lexington from Payson St. to the city limits. When the treat discussions took place regarding the opening of Lexington St., it was confidently predicted that those who advocated the measure would refuse to act, even if it should be decided in their favor. This is not the case, as the work is rapidly progressing and if all property holders would act efficiently, the street would soon be opened, and no doubt become a great thoroughfare in after years. It is evident that the tide of prosperity will soon be wafted to a point even beyond Franklin Square, and that section of the city, so advantageously situated, prove one of the most beautiful and popular locations for the residences of our citizens.

Mon, 30 Sept 1891

Extensive improvements. As no city in the Union seems to have increased so rapidly in point of population as Baltimore, neither do any appear to have advanced so steadily in all the great elements which constitute the important and attractive features of large seaport towns . . . Amongst the many places which have witnessed the giant strides of prosperity, that of Franklin Square and its environs stand pre-eminent for within two years over one hundred dwellings of beautiful design, costly workmanship and elegance of finish have been commenced and are nearly all completed.

"Waverley Terrace" is the title bestowed upon a row of these inviting places of residence, which front on the east side of Franklin Square, and bind on Fayette and Lexington Sts. They are 11 in number, one of which, on the extreme north, is a double building, 50 feet front and 44 deep, whilst the rest are 26½ feet in front, 72 feet deep, with 150 feet entire depth of lot, opening upon a 20 feet street in the rear, the whole having a ground floor, principal, second and third stories. The fronts are highly ornamental, being much handsomer than any yet finished in this city, and displaying the pure Italian style of architecture. They are coated with genuine mastic, the first ever done in this city, whilst the windows are of the French casement style, filled with French plate glass, and dressed with architraves and cornices, which are admirably painted and sanded to represent brownstone. The ground stories are in the rusticated style, whilst the eaves are finished with a bold block cornice; the wood work is in the various styles of oak. Along the entire front extends a continuous balcony of highly ornamented cast iron, forming a grand promenade. The bases are of granite, the steps of white marble, and the terraced yards in front, surrounded with fancy iron railings permanently set on a granite base. There are no gutters intersecting each house. The water spouts emptying into a sewer running along the base of the fronts, which effectually carries off the water. The width of the sidewalk, exclusive of the terraced yards, is 15 feet, the whole street measuring 80 feet in width, whilst a row of handsome trees enhance the attractions of the promenade.

These fine specimens of architectural skill are each provided with vestibuled entrances, 8 feet wide and 13 feet high, which communicate with sitting rooms in front and dining rooms in the rear, which are finished in fine parlor style. The ascent to the principal story is by easy rail staircases, conducting to the parlor, which is 40 feet deep, divided by a pair of fluted columns in autre, ornamented with finely carved centre pieces and mantels of statuary marble. The stories above are occupied with chambers of a cheerful and handsome finish, intersected by spacious dressing closets; each house containing six chambers; all the front windows are supplied with inside boxing shutters. The back buildings are two stories and an attic in height. The first story in each contains china closets, pantry,

Sun, 30 Sept 1851 (continued)

a kitchen supplied with all the modern culinary improvements, including hot and cold water apparatus. The story above contains chambers for servants, water closets, bath rooms and a play house for children, whilst the attic is also appropriately designed for dormitories. Some cellars extend under the entire buildings which may be used for many useful purposes. Six of these houses are receiving the finishing touch, whilst the balance are rapidly advancing to completion. Six are the property of Messrs. James and Samuel Canby; the double building of Mr. Wm. G. Thomas, and the rest owned by various persons . . . The entire cost of the improvements is estimated at \$160,000. There are many other fine houses in course of erection, all of which when finished will render Franklin Square and its environs the most beautiful section of the city.

The entire Square is now supplied with an elegant iron railing six feet high and set on flanges. Four gateways will also add to the appearance of the work, being of an ornamental design, and surmounted with handsome lamps. Mr. Garland has received the contract and will doubtless execute a creditable specimen of work.

Waverly Terrace (101-123 N. Carey Street)

Date: 1851-1853

The 1851 Poppleton map shows some buildings on this site. From deed research, it appears that the first house was purchased in September, 1853 by Lemuel Gosnell (113 N. Carey: Deed ED 42/306 etc.)

The 1858 Tax Assessment shows 11 buildings located in the block, all 4 story brick with 2 story back buildings and brick stables. The building at 123 N. Carey Street stood on a double lot, and was larger than the others. It was purchased in 1868 by St. Joseph's House of Industry, a home for older orphan girls, established by the Sisters of Charity. This institution retained the building until 1908 when it was sold to the Waverly Apartments, Inc., and it has remained as apartments until recently. Insurance records in 1859 and 1869 confirm that 107 N. Carey St. and 119 N. Carey St. each had a rear 2 story pantry with attic, and a 2 story brick building with attic behind the pantry.

## Sources: Deeds

Tax assessments: 1839-40; 1858


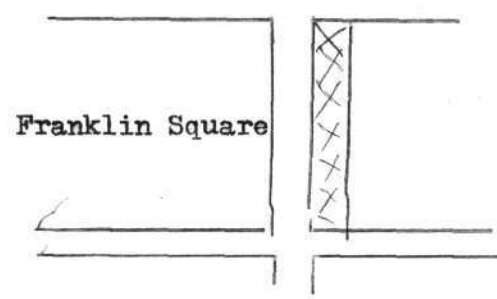
City Directories: 1845; 1847-48; 1855-56; 1860

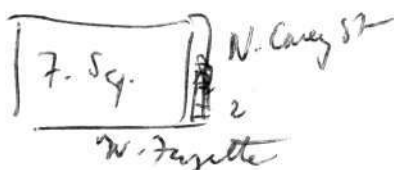
Material from CHAP files

Maps and atlases

Fire Insurance records: 1859, 1869



1. STATE <b>Maryland</b> COUNTY <b>Baltimore City</b> TOWN <b>Franklin Sq.</b> STREET NO. <b>117</b> <b>105-107-109-111-113-115-119-121</b> ORIGINAL OWNER <b>North Carey Street</b> ORIGINAL USE <b>residences</b> PRESENT OWNER PRESENT USE <b>residences (apts)</b> WALL CONSTRUCTION <b>stucco</b> NO. OF STORIES <b>four</b>		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY <b>B-904</b>	
2. NAME <b>Waverly Terrace</b> DATE OR PERIOD <b>post Civil War</b> STYLE <b>Italianate Victorian</b> ARCHITECT BUILDER		3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION <p>The entire 100 block of North Carey Street, forming the east side of Franklin Square, is composed of a continuous row of Italianate Victorian town houses (although 101 and 103 have been covered over with formstone). Probably built for speculation, the effect is one of Renaissance palazzos - in fact, Michelangelesque; the first storys have horizontal rustication with the second storys intended as the <u>piano nobile</u> with long windows and intricate wrought iron balconies. The heavy window frames, coupled with the French windows and entablatures on the second story heighten the Renaissance feeling. This whole block is worthy of renovation and represents an interesting approach to townscape planning. Waverly Terrace should definitely be preserved and is a fine complement to the brownstone row on West Fayette Street.</p>		OPEN TO PUBLIC <b>No</b>	
5. PHYSICAL CONDITION OF STRUCTURE <b>Endangered</b>		<b>Interior</b> <b>Exterior Fair-poor</b>	
6. LOCATION MAP (Plan Optional) 		7. PHOTOGRAPH 	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER <b>William Morgan</b> <b>University of Delaware</b>  DATE OF RECORD <b>Nov. 5, 1968</b>	

1. STATE COUNTY TOWN <i>Balt.</i> VICINITY <i>7. Sq. E.</i> STREET NO. <i>105-107-109-111 N. Carey St.</i> ORIGINAL OWNER <i>113, 115, 117, 119, 121</i> ORIGINAL USE <i>residences</i> PRESENT OWNER PRESENT USE <i>residences apt.</i> WALL CONSTRUCTION <i>stucco</i> NO. OF STORIES <i>4</i>		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY <i>B-904</i>	
2. NAME <i>Waverly Terrace</i> DATE OR PERIOD <i>post Civil War</i> STYLE <i>Italianate Victorian</i> ARCHITECT BUILDER		3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC <i>No</i> <p> <i>The entire block<sup>100</sup> of N. Carey Street forming the East side of Franklin Square is composed of a continuous row of Italianate Victorian townhouses (although 101 and 103 have been covered over with form stone). Probably built for speculation for the effect of one Renaissance palazzo; the 1st story have horizontal rustication and are intended as the 2nd story is intended as the piano nobile with its long windows and intricate wrought iron balconies. The window frames coupled with the French windows on the 2nd floor heighten the Renaissance appearance. This whole block is worthy of renovation, interesting period townscape.</i> </p> <p> <i>→ authentic drip moldings (+ entablature)</i>  <i>Waverly Terrace - definitely should be preserved, fine complement to brownstones on W. Fayette St. (7. Sq. S.).</i> </p>			
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior <i>poor - fair</i>			
6. LOCATION MAP (Plan Optional) 		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER  DATE OF RECORD <i>11/5/68</i>	

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**TERRACE**

**WAVELY**

WEST LEAVINGTON

**=STREET.**

6

**VINE**

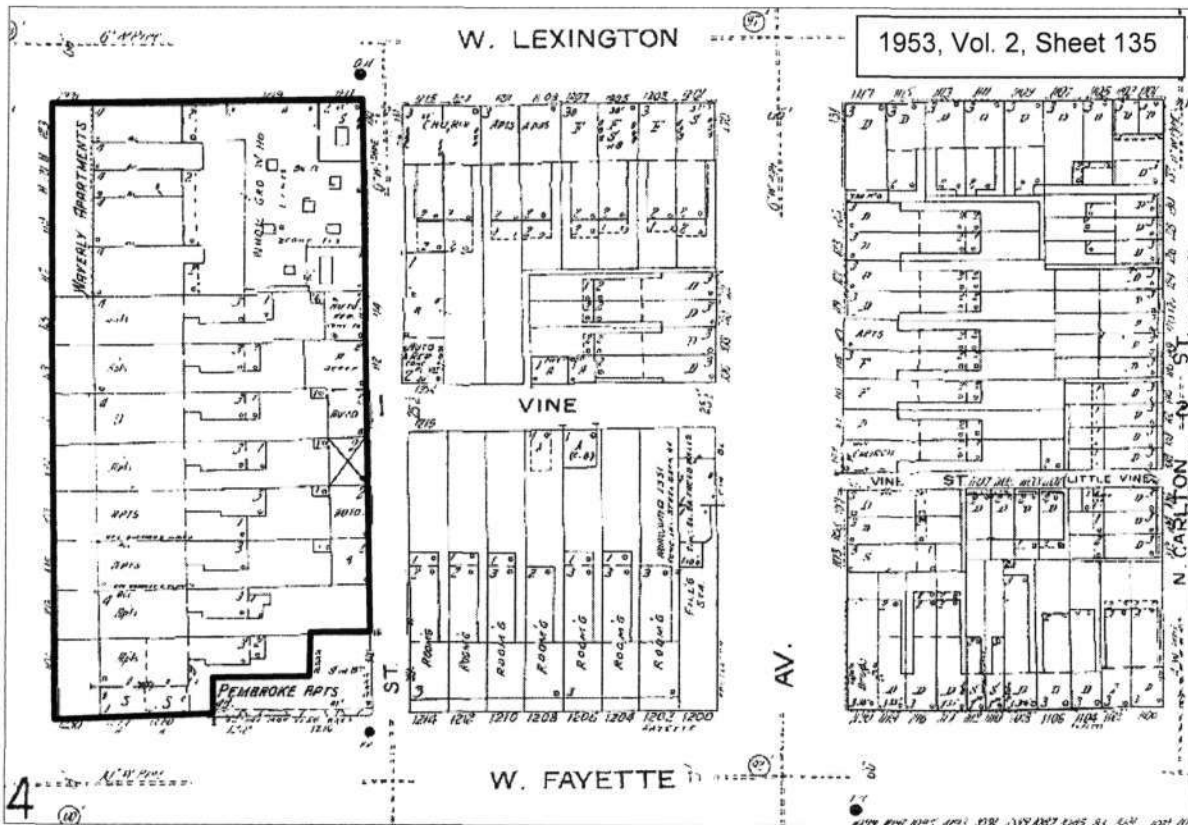
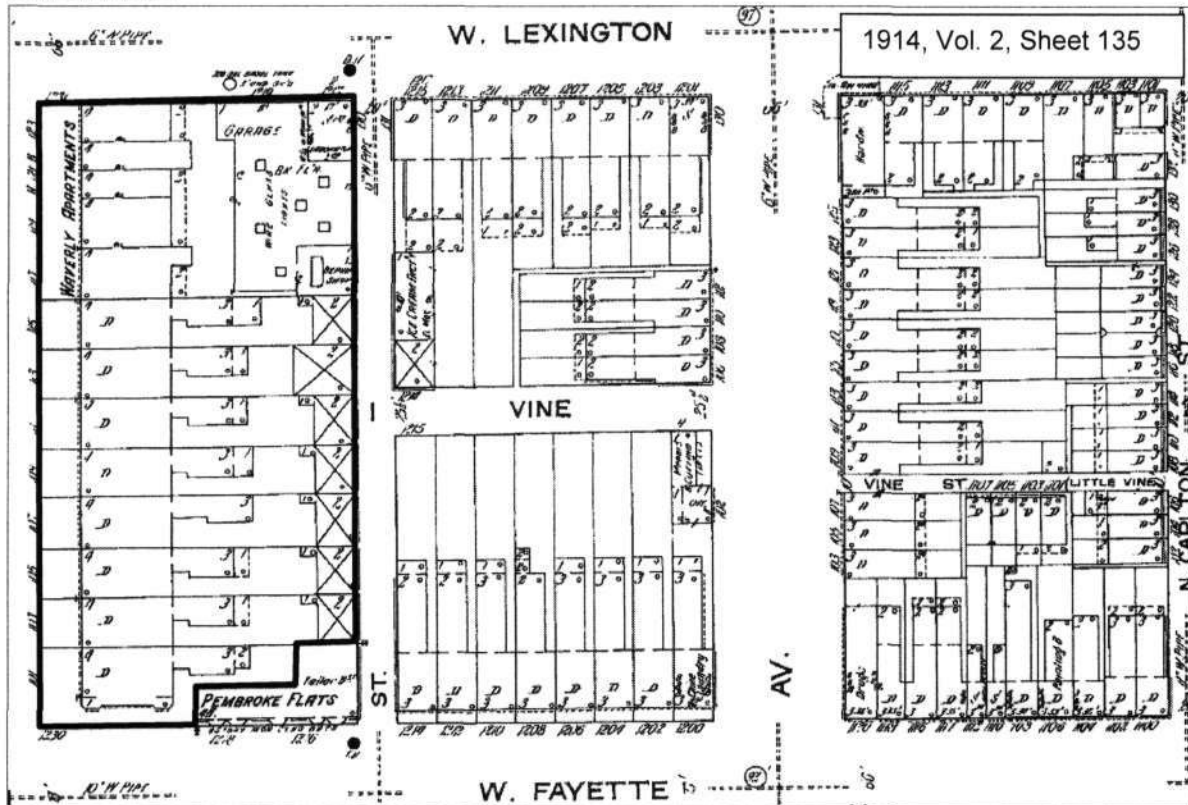
ST.

IVANHOE PLACE

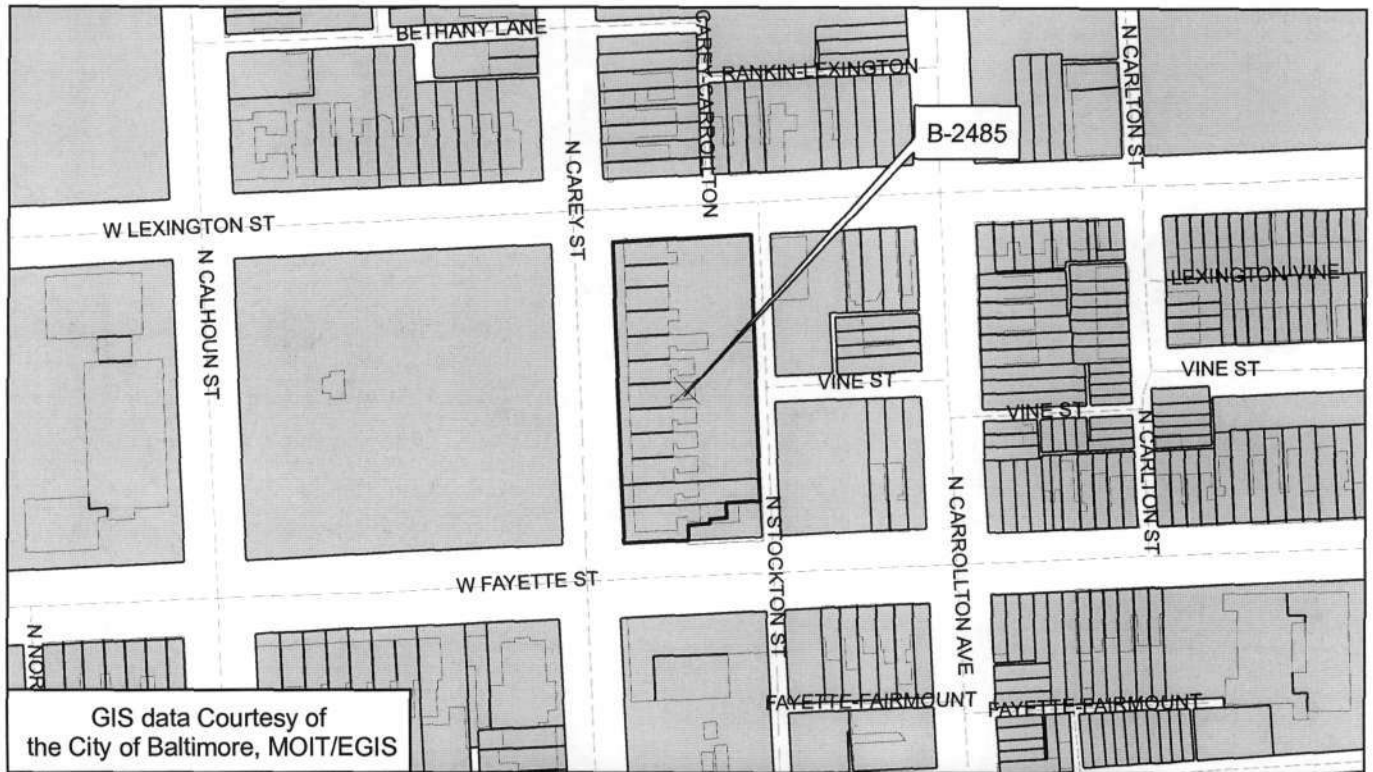
**WEST FAYETTE**



B-2485  
Waverly Terrace  
105-121 N. Carey Street  
Baltimore City  
Sanborn Maps



B-2485  
101-123 N. Carey Street  
Block 184 Lots 001-009  
Baltimore City  
Baltimore West Quad.





~~B-904~~  
~~B-92~~  
B-2485

PHOTOGRAPH BY  
WILLIAM D. MORGAN





WAVERLY TERRACE

~~B-904~~  
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PHOTOGRAPH BY  
WILLIAM D. MORGAN

11/68